

103.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		WINDMILL LN, ARLINGTON

OWNERSHIP

Owner 1:	CARADONNA PETER	Unit #:	
Owner 2:	CARADONNA MEGAN MARY		
Owner 3:			

Street 1: 69 WINDMILL LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	RINGS ROBERT L & LINDA J -
Owner 2:	-

Street 1: 69 WINDMILL LANE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 10,335 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1952, having primarily Wood Shingle Exterior and 2380 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10335		Sq. Ft.	Site		0	70.	0.71	4									511,038						511,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										66546
										GIS Ref
										GIS Ref
										Insp Date
										09/20/18

1 of 1

Residential

ARLINGTON

 APPRAISED: 1,021,900 / 1,021,900
 USE VALUE: 1,021,900 / 1,021,900
 ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1,021,900

ASSESSED: 1,021,900 / 1,021,900

Total Card / Total Parcel

1,021,900 / 1,021,900

USE VALUE: 1,021,900 / 1

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	NO BMT SLAB.. WALK UP ATTIC.																				
Foundation: 6 - Slab	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 12 - Board & Bat	A Bath: 1	Rating:									12	PAT											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE & WHITE	View / Desir:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																		
Grade: C+ - Average (+)	Year Blt: 1952	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1																				
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
				Fpl: 2	Rating: Good	Other									7	FFL										
				WSFlue: 1	Rating:	Upper									18											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA										
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Phys Cond: VG - Very Good	4.6 %	Total Units:	Floor:	Exterior:	No Unit	RMS	BRS	FL					SUB AREA DETAIL									
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 25 %	Override:	Functional:	%	% Own:	Name:	Interior:	1	7	3					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Flr: 12 - Concrete	Subfloor:			Economic:	%			Additions:					FFL	First Floor	1,114	143.990	160,406									
Bsmnt Gar:	Electric: 3 - Typical			Special:	%			Kitchen:					SFL	Second Floor	1,026	143.990	147,735									
Insulation: 2 - Typical	Int vs Ext: S			Override:	%			Baths:					GAR	Garage	480	19.750	9,482									
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W			Total: 4.6 %				Plumbing:					PAT	Patio	264	3.590	947									
# Heat Sys: 1	% Heated: 100	% AC:						Electric:					UAT	Upper Attic	247	57.600	14,226									
Solar HW: NO	Central Vac: NO							Heating:					HST	Half Story	240	143.990	34,558									
% Com Wall	% Sprinkled:							General:					EFP	Enclos Porch	182	41.230	7,505									
CALC SUMMARY				COMPARABLE SALES																						
				Basic \$ / SQ: 135.00	Size Adj.: 1.091117651	Const Adj.: 0.97747648	Adj \$ / SQ: 143.991	Other Features: 112000	Grade Factor: 1.10	NBHD Inf: 1.000000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:												
				LUC Factor: 1.00	Adj Total: 535544	Depreciation: 24635	Depreciated Total: 510909	Juris. Factor: 1.00	Before Depr: 158.39	Special Features: 0	Val/Su Net: 143.79	Final Total: 510900	Val/Su SzAd: 214.66													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					PARCEL ID 103.0-0003-0001.0				IMAGE				AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:					Total Special Features:								Total:												